



Snohomish County



**Public Notice and Opportunity to Comment
Proposed Substantial Amendments
Snohomish County Housing and Community Development
2018 and 2019 Annual Action Plans**

Snohomish County (County), as lead agency of the Snohomish County Urban County Consortium (Consortium), seeks public review and comment on five proposed substantial amendments to the Consortium's 2018 and 2019 Annual Action Plans. The proposed amendments, if approved, will award program funds to Parkview Services – Homeownership Assistance program and to the Everett Housing Authority - Lakeview Terrace Rehabilitation project, change the scope of work and site for Housing Hope – New Century and Aspenwood Rehabilitation project, and add additional program funds to HomeSight - Puget Sound Homeownership program.

The Annual Action Plans describe how certain grant funds will be used during the year to help meet the five-year goals set forth in the Consortium's 2015-2019 Consolidated Plan. The sources of grant funds include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. The funds are used to provide support for affordable housing and community development projects which benefit low- and moderate-income households and neighborhoods within the county. The Annual Action Plans include funding allocations to specific activities.

A substantial amendment to an Annual Action Plan is sometimes needed after the plan has been adopted. On such occasions, the County publishes notice of the proposed substantial amendment and provides the public with at least 30 days to comment. This notice serves this requirement for the proposed substantial amendments summarized below.

Summary of Proposed Amendments

I. City of Everett HOME Set-Aside Substantial Amendments

Pursuant to an interlocal agreement, 21% of the Consortium's HOME funds are set-aside each year for affordable housing activities that benefit residents of the City of Everett and the City of Everett's Urban Growth Area. The projects are selected through the City of Everett's project selection process and undergo both city-wide and county-wide citizen participation requirements. Snohomish County has final approval of the project awards, which are included in the Annual Action Plan for the funds each year, or as amendments to these plans. Projects selected must be consistent with the 2015-2019 Consolidated Plan goals which guide the investment of these funds.

The City of Everett is proposing the following substantial amendments to the 2018 and 2019 Annual Action Plans:

A. Proposed Awards to Parkview Services – Homebuyer Assistance and the Everett Housing Authority – Lakeview Terrace Rehabilitation

The 2018 Action Plan included an award of City of Everett HOME program income in the amount of \$289,031.33, and \$324,217 in HOME funds to the City of Everett - Community Housing Improvement Program (CHIP). The City of Everett is proposing to reallocate \$100,000 in 2018 HOME program income to the Everett Parkview Services – Homeownership Assistance program, and \$454,680 in HOME funds and HOME program income to the Everett Housing Authority (EHA) – Lakeview Terrace Rehabilitation project.

More specifically, the amendments would:

- Amend the 2018 Annual Action Plan to reduce the City of Everett CHIP award of \$289,031.33, by 289,031.33, to \$0;
- Amend the 2018 Action Plan to reduce the City of Everett 2018 HOME program income award to the CHIP Program of \$324,217, by \$265,648, to \$58,568.33;
- Amend the 2018 Action Plan to award \$100,000 in City of Everett HOME program income to Parkview Services – Homebuyer Assistance program; and
- Amend the 2018 Action Plan to award \$454,680 in City of Everett 2018 HOME funds and 2018 HOME program income to the Everett Housing Authority - Lakeview Terrace Rehabilitation project.

B. Reduce the Scope of Work for the Housing Hope - New Century and Aspenwood Rehabilitation Project

The 2019 Action Plan included an award of \$203,222 in City of Everett HOME set-aside funds for the Housing Hope - New Century and Aspenwood Rehabilitation project. The project included rehabilitation of two rental properties; New Century, a 10 unit property, and Aspenwood, a 9 unit property. After the 2019 Action Plan was approved, it was determined that the Housing Hope – New Century complex was not eligible for HOME funding.

More specifically, the amendment would:

- Amend the 2019 Action Plan and remove the New Century property from the scope of work and change the title of the project to “Aspenwood Rehabilitation.”

C. Award of \$46,205.51 in HOME program income to Everett Parkview Services - Homeownership Assistance program

Historically, Parkview Services received City of Everett HOME set-aside funds for their Homeownership Assistance program to serve low- and moderate-income households within the City of Everett. Repaid funds including the amount of purchase assistance and any shared appreciation is program income and will be used to provide additional loans to future first-time homebuyers under the program.

More specifically the amendment would:

- Amend the 2019 Action Plan to add \$46,205.51 in HOME program income to the Everett Parkview Services – Homeownership Assistance program.

II. Snohomish County Substantial Amendment – HomeSight-Puget Sound Homeownership

The 2019 Action Plan included an award of \$105,512.75 in HOME program Income for the HomeSight - Puget Sound Homeownership program, which was collected by HomeSight in the 2018 program year through April 24, 2019. The proposed substantial amendment, if approved, will amend the 2019 Action Plan and add \$145,179.04 in additional HOME program income, bringing the total amount for HomeSight to \$250,691.79.

Public Review and Comment:

All interested persons are encouraged to review and comment on the proposed substantial amendments.

➤ **A copy of the full text of the proposed amendments is available at the following locations:**

- on-line at <http://www.snohomishcountywa.gov/931/Plan-Amendments>
- By requesting a copy (contact information listed below).

➤ **Written comments must be submitted no later than 4 p.m. on Friday, July 17, 2020.** Comments may be submitted via e-mail or mail. Comments received will be taken into consideration before final action on the proposed amendments.

➤ **Reasonable accommodations** will be made upon request for persons with disabilities to provide the amendment information in an alternate format or to submit a comment in other formats (contact information listed below).

For additional information, to comment, or to request a reasonable accommodation, contact Debra May by e-mail at debra.may@snoco.org, by phone at 425-388-3264, by TTY at 711, or by mail at: Snohomish County Human Services Department – OHCD M/S 305, 3000 Rockefeller Avenue, Everett, WA 98201.